

Local amenities in Conon Bridge include a small range of independent shops, a national supermarket and convenience store, a take away food outlet, cafe, and a popular hotel with a restaurant. A wider variety of shops can be found in nearby Dingwall or Inverness. There is a train station which is a five minute walk from the property and there is a regular bus service through the village which is close to the A835 making it ideally placed for commuting to Dingwall or Inverness, there are bus stops around the corner from the property. Primary school children attend the Ben Wyvis School which is a few minutes walk from the house with older children attending Dingwall Academy for which transport is provided.

No. 53 Sellar Place was built by the local authority around 60 years ago and later extended by the owner. The property is in good condition and is surprisingly spacious and with ample storage space. The house benefits from gas central heating and double glazing. There are attractive gardens to the front and rear and the back garden is a suntrap with a large pergola. There is a driveway to the side of the property for 2-3 cars and a single garage. This house would provide an ideal first time purchase, family home or buy to let opportunity.

Directions: From the Maryburgh Roundabout drive through Maryburgh and continue on to Conon Bridge, turn left at the second set of traffic lights into Riverbank Road then take the fourth turning on the right into Sellar Place then go up the hill and take the fourth right. No. 53 is the third house on the left.

What3Words location **///family.beats.trappings**

Services: Mains electricity, gas, water and drainage.

Council Tax— B

Home Report is available from One Survey

To arrange a viewing call Middleton Ross & Arnot
on 01349 865125 Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am and 5pm - 11pm

Saturday 8am - 11pm & Sunday 8am - 11pm

Email: property@middletonross.co.uk

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to property@middletonross.co.uk.

Carpets, curtains, blinds and kitchen appliances are included in the sale price. The mention of appliances and services does not imply that they are in full and efficient working order.



FOR SALE



53 Sellar Place, Conon Bridge, Ross-shire, IV7 8BU

Offers Over £160,000

- Semi Detached House
- Entrance Hall
- Front Porch
- Lounge
- Kitchen/Diner
- Conservatory
- Three Bedrooms

- Bathroom
- Gardens to Front and Rear
- Gas Central Heating
- Double Glazing
- Pergola
- Single Garage
- Driveway
- EPC Rating D

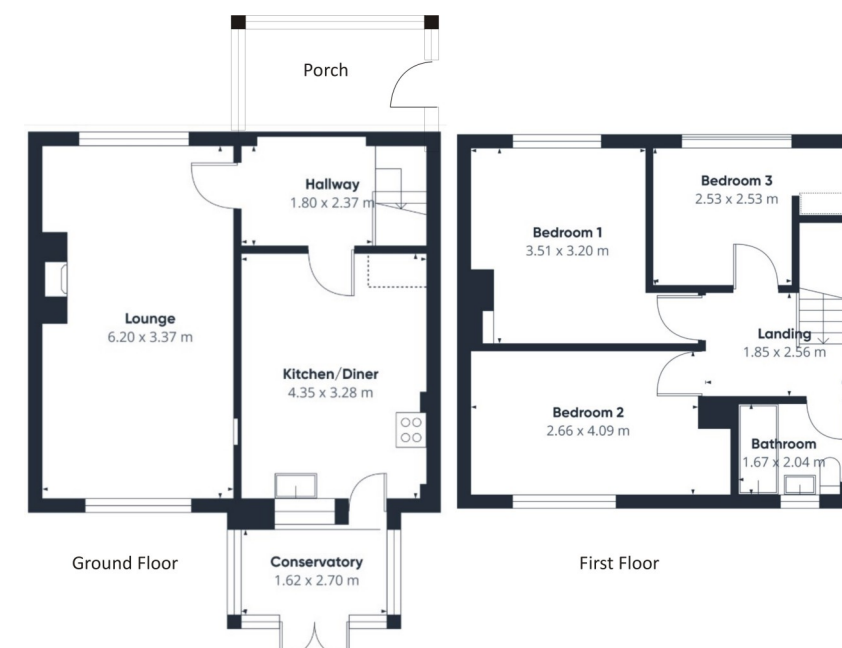




53 Sellar Place, Conon Bridge, Ross-shire, IV7 8BU

Offers Over £160,000

This semi-detached house is deceptively spacious and is conveniently situated in the centre of the village.



Internal floor area
Approx 92m²